

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

24a Mark Street, North Melbourne Vic 3051

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$840,000 & \$880,000

Median sale price

Median price \$1,160,000 Property Type Townhouse Suburb North Melbourne

Period - From 27/02/2023 to 26/02/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

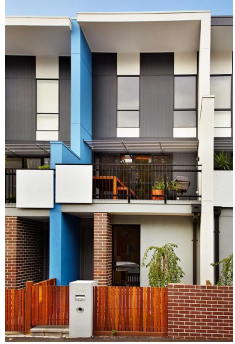
| | Address of comparable property | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 32 Mark St NORTH MELBOURNE 3051 | \$880,000 | 24/02/2024 |
| 2 | 22 Smyth Mews NORTH MELBOURNE 3051 | \$867,500 | 02/12/2023 |
| 3 | 25 Mcallister Mews KENSINGTON 3031 | \$859,000 | 02/12/2023 |

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

27/02/2024 14:06



Property Type: House (Res)

Land Size: 72 sqm approx

Agent Comments

Indicative Selling Price

\$840,000 - \$880,000

Median Townhouse Price

27/02/2023 - 26/02/2024: \$1,160,000

Comparable Properties

32 Mark St NORTH MELBOURNE 3051 (REI)

Agent Comments



Price: \$880,000

Method:

Date: 24/02/2024

Property Type: Townhouse (Single)



22 Smyth Mews NORTH MELBOURNE 3051 (REI/VG)

Agent Comments



Price: \$867,500

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 76 sqm approx



25 Mcallister Mews KENSINGTON 3031 (REI/VG)

Agent Comments



Price: \$859,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Account - BigginScott | P: 03 9426 4000